

KAMARY COMMONS

M.P.C.D. #08-06-002

MASTER PLANNED COMMUNITY DISTRICT PLAN

DEVELOPER
KAMARY DEVELOPMENT, LTD.
CONTACT PERSON: RUDY GONZALEZ
811 E. CARLTON
LAREDO, TEXAS 78040
TEL: 956-791-2265

CIVIL ENGINEER
M.W. CUDE ENGINEERS, L.L.C.
CONTACT PERSON: JOSHUA M. CUDE, P.E.
10325 BANDERA ROAD
SAN ANTONIO, TEXAS 78250
(210) 681-2951
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LEGAL DESCRIPTION
81.14 ACRES OUT OF THE PERRY DAVIS SURVEY NUMBER 267, ABSTRACT NUMBER 189 WITHIN COUNTY BLOCK 4528, NEW CITY BLOCK 14867 BEING PARTIALLY WITHIN THE CITY OF SAN ANTONIO AND PARTIALLY WITHIN THE CITY OF HELOTES, IN THE COUNTY OF BEXAR, TEXAS AND BEING COMPRISED OF ALL OF THAT TRACT OF LAND DESCRIBED IN DEED RECORDED IN VOLUME 11092, PAGE 0016 OF THE OFFICIAL RECORDS OF BEXAR COUNTY, TEXAS AND THE REMAINING PORTION OF THAT TRACT OF LAND DESCRIBED IN VOLUME 9181, PAGE 21 OF THE OFFICIAL RECORDS OF BEXAR COUNTY, TEXAS, EXCEPTING LOT 1, BLOCK 2 N.C.B. 14867 AS SHOWN ON PLAT OF FALCON PROFESSIONAL CENTER RECORDED IN VOLUME 9561, PAGE 112 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

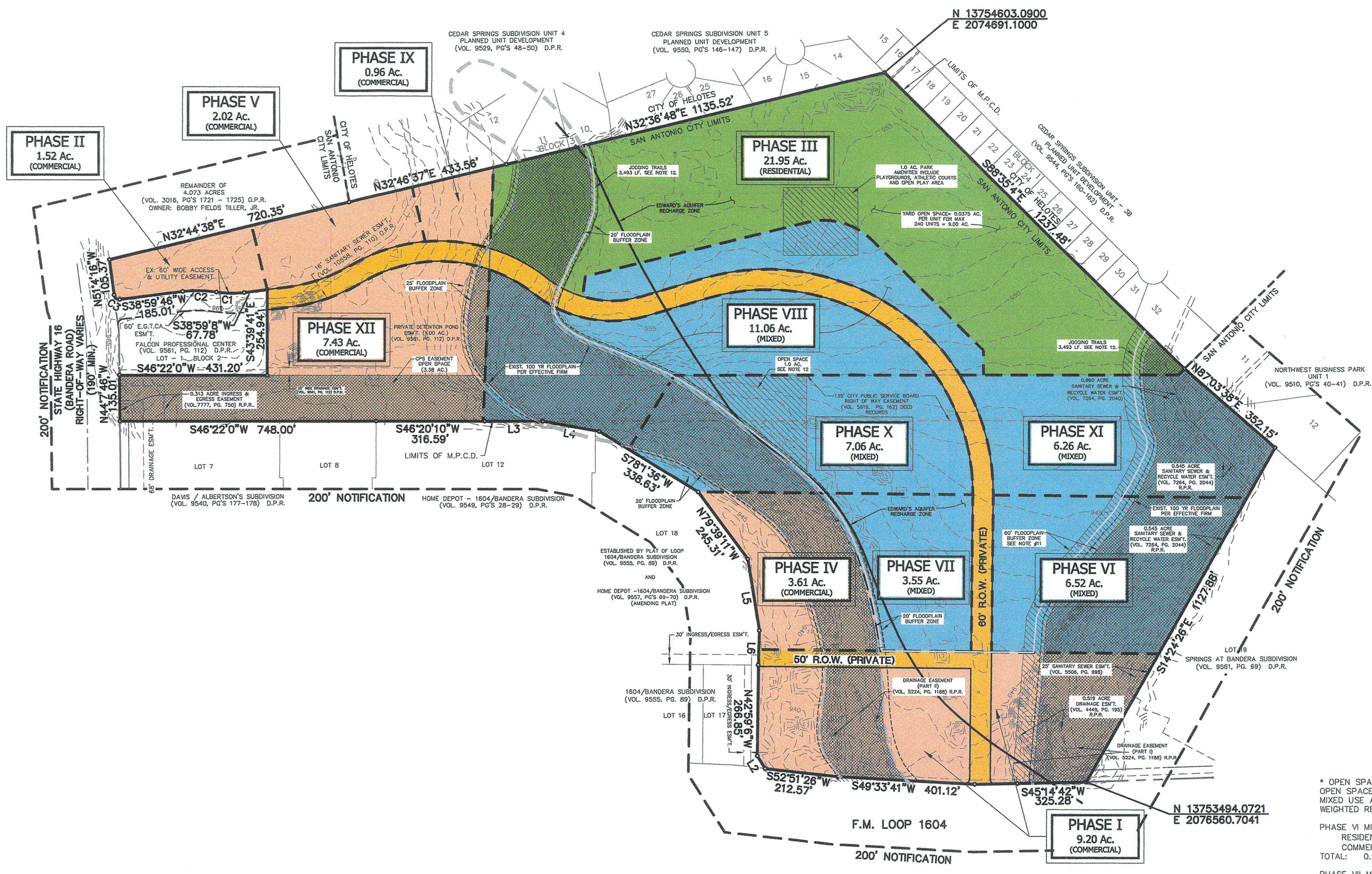
- NOTE:**
1. ORIGIN OF STATE PLANE COORDINATES NGS MARK MILLER PID AY0121
 2. THE PROPERTY IS ASSOCIATED WITH THE 111 ACRE TALMADGE TINSLEY POADP #201 & THE CEDAR SPRINGS (PROMENADE) #199N
 3. A PORTION OF THE PROPERTY IS OVER THE EDWARDS AQUIFER RECHARGE ZONE.
 4. SIDEWALKS SHALL BE INSTALLED ACCORDING TO UDC STANDARDS SECTION 35-506(Q).
 5. ALL BICYCLE FACILITIES WILL BE DESIGNED AND CONSTRUCTED IN COMPLIANCE WITH THE TEXAS MUTCD AND AASHTO GUIDELINES FOR BICYCLE FACILITIES, INCLUDING CROSSWALK AND SIGNAGE REQUIREMENTS.
 6. ALL INTERIOR RIGHT OF WAYS WILL BE DESIGNATED AS PRIVATE.
 7. MINIMUM RESIDENTIAL LOT SIZE IS 4,000 SF.
 8. MIXED DESIGNATION INCLUDES OFFICE, RETAIL & RESIDENTIAL USES.
 9. FLOODPLAIN BUFFER ZONE (FBZ) REQUIRED FOR FLOODPLAIN WITHIN EDWARDS AQUIFER RECHARGE ZONE. FLOODPLAIN BUFFER ZONE IS INCLUDED AS OPEN SPACE IN CALCULATIONS BELOW.
 10. PARKS/OPEN SPACE AREAS ARE INTENDED FOR RECREATIONAL OR COMMUNITY USE AND MAY INCLUDE BUT NOT BE LIMITED TO LAWNS, PLANTING AREAS, BIKEWAYS, WALKWAYS, OR WOODED AREAS. SPACE DOES NOT INCLUDE DRIVEWAYS, PARKING LOTS OR OTHER SURFACES FOR MOTORVEHICULAR TRAFFIC.
 11. 60' FLOODPLAIN BUFFER ZONE REQUIRED BY SAWS FOR FLOODPLAIN OVER THE EDWARDS AQUIFER RECHARGE ZONE.
 12. JOGGING TRAILS OR WALKING TRAILS, OPEN PLAY AREAS, ATHLETIC COURTS, PLAYGROUNDS, AND PARK SPACES ARE SHOWN ON THE SITE PLAN AND SHALL TO CONFORM TO THE STANDARDS IN SECTION 35-503 OF THE UDC AND CREDITS ISSUED PER TABLE 503-4.

LEGEND:

- MPCD BOUNDARY LIMITS
- PHASE LIMITS
- EXIST. 100 YR FLOODPLAIN PER EFFECTIVE FIRM
- CITY LIMITS
- NOTIFICATION LIMITS
- JOGGING TRAIL

RESIDENTIAL
MIXED USE
COMMERCIAL
PRIVATE R.O.W.
OPEN SPACE
FLOODPLAIN BUFFER ZONE

PLAN HAS BEEN ACCEPTED BY
COSA
Nov. 21, 2008 08-06-002
(Date) (Number)
Note: this plan will have to comply with Section 35-412, (h) Scope of approval for validation or plan will expire on
Nov. 20, 2010
Date



LINE TABLE

LINE	LENGTH	BEARING
L2	44.24	N75°27'51"W
L3	169.35	S46°25'34"W
L4	187.48	S35°48'07"W
L5	213.39	N52°43'40"W
L6	102.12	N41°47'19"W

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD	CHORD BEARING
C1	81.07	270.00	80.77	N47°30'06"E
C2	98.91	330.00	98.54	S47°31'01"W
C3	23.54	15.00	21.20	N83°57'45"E
C4	77.18	335.51	77.01	N86°39'28"W

LAND USE TOTALS

COMMERCIAL	24.74
MIXED USE	34.45
RESIDENTIAL	21.95
TOTAL DEVELOPMENT	81.14

PHASING BREAKDOWN

PHASE	TOTAL AC.	LAND USE	# OF UNITS -S.F.	OPEN SPACE REQUIRED (AC.)	ROW (AC.)
I	9.20	COMMERCIAL		1.84	1.25
II	1.52	COMMERCIAL		0.30	
III	21.95	RESIDENTIAL	240 UNITS MAX	7.68	4.13
IV	3.61	COMMERCIAL		0.72	
V	2.02	COMMERCIAL		0.40	
VI	6.52	MIXED		1.63	
		RETAIL	40,000 SF MAX		
		OFFICE	40,000 SF MAX		
VII	3.55	MIXED		0.89	
		RETAIL	70,000 SF MAX		
		OFFICE	70,000 SF MAX		
VIII	11.06	MIXED		2.77	
		RETAIL	150,000 SF MAX		
		OFFICE	150,000 SF MAX		
		MULTI-FAMILY	150,000 SF MAX (150 UNITS)		
IX	0.96	COMMERCIAL		0.19	
X	7.06	MIXED		1.77	
		RETAIL	55,000 SF MAX		
		OFFICE	55,000 SF MAX		
		MULTI-FAMILY	55,000 SF MAX (55 UNITS)		
XI	6.26	MIXED		1.57	
		RETAIL	40,000 SF MAX		
		OFFICE	40,000 SF MAX		
		MULTI-FAMILY	40,000 SF MAX (40 UNITS)		
XII	7.43	COMMERCIAL		1.49	
				21.24	5.38

* OPEN SPACE NOTED IN THIS CHART IS OUTSIDE OF FLOODPLAIN OPEN SPACE. TOTAL FLOODPLAIN ACREAGE = 19.24 AC
OPEN SPACE REQUIREMENTS ARE BASED ON PERCENTAGES OF 20% FOR COMMERCIAL AND 35% FOR RESIDENTIAL.
MIXED USE AREAS HAVE BEEN PRORATED BASED ON THE AMOUNT OF RESIDENTIAL AREA TO COMMERCIAL AREA TO GET A WEIGHTED REQUIREMENT PERCENTAGE.

PHASE VI MIX USE RATIO CALCULATION:
RESIDENTIAL: $(40,000 \text{ SF} / 120,000 \text{ SF}) * .12$
COMMERCIAL: $[(40,000 \text{ SF} + 40,000 \text{ SF}) / 120,000 \text{ SF}] * .13$
TOTAL: $0.12 + 0.13 = 0.25$

PHASE VII MIX USE RATIO CALCULATION:
RESIDENTIAL: $(70,000 \text{ SF} / 210,000 \text{ SF}) * .12$
COMMERCIAL: $[(70,000 \text{ SF} + 70,000 \text{ SF}) / 210,000 \text{ SF}] * .13$
TOTAL: $0.12 + 0.13 = 0.25$

PHASE XI MIX USE RATIO CALCULATION:
RESIDENTIAL: $(40,000 \text{ SF} / 120,000 \text{ SF}) * .12$
COMMERCIAL: $[(40,000 \text{ SF} + 40,000 \text{ SF}) / 120,000 \text{ SF}] * .13$
TOTAL: $0.12 + 0.13 = 0.25$

PHASE XII MIX USE RATIO CALCULATION:
RESIDENTIAL: $(55,000 \text{ SF} / 165,000 \text{ SF}) * .12$
COMMERCIAL: $[(55,000 \text{ SF} + 55,000 \text{ SF}) / 165,000 \text{ SF}] * .13$
TOTAL: $0.12 + 0.13 = 0.25$

TOTAL OPEN SPACE REQUIREMENT: 21.24 AC
RESIDENTIAL USE = 21.95 AC * 0.35 = 7.68 AC
COMMERCIAL USE = 24.74 AC * 0.20 = 4.95 AC
MIXED USE = 34.45 AC * 0.25 = 8.61 AC

TOTAL OPEN SPACE PROVIDED = 21.55 AC
OPEN SPACE PROVIDED IN FLOODPLAIN (MAX. 20% MAY BE FLOODPLAIN) = $(19.24 * 20\%) / 2 = 1.924 \text{ AC}$
OPEN SPACE PROVIDED CPS EASEMENT = 3.38 AC
PHASE III YARD SPACE = 9.00 AC
PARK SPACE PROVIDED = 1.00 AC
PARK FACILITY CREDITS = 5.25 AC
PHASE X OPEN SPACE = 1.00 AC

DRAINAGE NOTE:
THE VARIABLE WIDTH DRAINAGE RIGHT-OF-WAYS AND EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE 100-YEAR FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH FIRM PANEL 48029C 0241F DATED JANUARY 4, 2002 (REVISED TO REFLECT LOWER EFFECTIVE JUNE 19, 2008) AND THE HIGHER OF THE 25-YEAR ULTIMATE DEVELOPMENT PLUS REQUIRED FREEBOARD OR THE 100-YEAR ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION. CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL OF THE BEXAR COUNTY FLOODPLAIN ADMINISTRATOR. BEXAR COUNTY PUBLIC WORKS SHALL HAVE ACCESS TO THESE DRAINAGE EASEMENTS AS NECESSARY.

OWNER
RUDY GONZALEZ
KAMARY DEVELOPMENT, INC.

ENGINEER
JOSHUA M. CUDE, P.E.

KAMARY COMMONS
MASTER PLANNED COMMUNITY DISTRICT
200-06-002 #08-06-002
M.P.C.D. #08-06-002
2008 NOV 20 PM 4:19
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CUDE
ENGINEERS SURVEYORS PLANNERS

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REVISIONS

1.	REVISED 8/20/08 PER REVIEW COMMENTS
2.	REVISED 9/3 PER PARKS AND STORMWATER COMMENTS
3.	REVISIONS PER 10/15 MEETING WITH CITY STAFF
4.	
5.	

DATE: 06/26/08
PROJECT NO.: 231801
DRAWN BY: JMC
CHECKED BY: JMC

P9
SHEET
1 OF 1



City of San Antonio

Department of Planning and Development Services

November 21, 2008

Joshua M. Cude, P.E.
M.W. Cude Engineers, L.L.C.
10325 Bandera Road
San Antonio, TX 78250

Re: **Kamary Commons**

MPCD # 08-06-002

Dear Mr. Cude,

The Development Review Committee has reviewed **Kamary Commons** Master Planned Community Plan **M.P.C.D. # 08-06-002**. Please find enclosed an accepted and signed copy for your files. However, please note the following conditions:

In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements. All platting shall comply with the Unified Development Code (UDC), Master Plan, Major Thoroughfare Plan, and all applicable regulations for the City of San Antonio. It will be expected that all of the property depicted in your Master Development Plan to include floodplains, drainage areas, and open space shall be platted. Any access and R.O.W. issues along state facilities will need to be resolved with the **Texas Department of Transportation (TXDOT)**. For information about these requirements you can contact TXDOT at 615-5814.

PDS - Environmental approves with the following conditions:

This project is subject to the 2006 Tree Preservation Ordinance. There is additional canopy that will need to be delineated for future submittals. It appears that there has been prior site work done without a permit. This issue will need to be addressed.

If you have any further questions, please call Debbie Reid at (210) 207-8053.

Historic approves with the following conditions:

The Texas Sites Atlas indicates that no archaeological sites have been previously identified within the above referenced property. However, archaeological site 41BX69 is located just outside the boundaries of the property and due to the presence of French Creek, the property may contain sites, some of which may be significant. Thus, before any work that might affect any sites is begun we recommend that a qualified professional conduct an archaeological investigation of the property. The investigation should be performed according to Archeological Survey Standards for Texas, and

previously identified sites should be reexamined and reevaluated, if any. A list of qualified archaeological consulting firms is available on line at www.c-tx-arch.org. The consultant may need to obtain an antiquities permit from the SHPO prior to starting the investigation. A report of findings should be prepared according to the Council of Texas Archeologists [CTA] Guidelines for Cultural Resource Management Reports and submitted to the HPO and SHPO for review. Copies of the survey standards and the CTA guidelines may be obtained by calling the SHPO at 512-463-6096 or writing to P.O. Box 12276, Austin, Texas 78711-2276. Law allows both the HPO and SHPO 30 days from receipt for reviews.

If you have any further questions, please call Kay Hindes at (210) 207-7306.

San Antonio Water Systems approves with the following conditions:

1. Prior to the release of any building permits the owner/operator of any Category 2 property shall submit an Aquifer Protection Plan to the Resource Protection Division of the San Antonio Water System.
2. Prior to the release of any building permits, the following shall be submitted to the SAWS Aquifer Protection and Evaluation Section of the Resource Protection Division:
 - A copy of the Water Pollution Abatement Plan (WPAP) shall be submitted for each particular development/use within the area being considered for re-zoning.
 - A set of site specific plans which must have a signed Engineer's Seal from Texas.
 - AWPAP approval Letter from the Texas Commission of Environmental Quality (TCEQ).
 - A copy of the approved Water Pollution Abatement Plan.
3. The storage, handling, use and disposal of all over the counter hazardous material within this development shall be consistent with the labeling of those materials. Failure to comply with the label warnings may constitute a violation of Federal Law.
4. If a water quality basin is constructed on the property, the following is required:
 - Prior to the start of the basin construction, the owner will notify the Aquifer protection and Evolution Section of the San Antonio Water System at (210) 233-3526 to schedule a site inspection.
 - After basin construction is complete and prior to of business, the owner will notify the SAWS Aquifer Protection and Evaluation Section at (210) 233-3526 to schedule a site inspection. Additionally, we recommend a maintenance plan and schedule to developed and submitted to SAWS Aquifer Protection and Evaluation

- If basin fails to drain properly, the owner will notify the construction section of the Resource Compliance Division at (210) 233-3564 prior to any discharge of water.
 - If at any time the ownership of the property changes, the seller must inform the buyer of all requirements for maintenance of the basin. A signed basin maintenance plan and schedule agreement, from the new owner, must be submitted to the Resource Protection Division.
5. The City of San Antonio shall inspect all future construction of the sewage collection system to include service laterals and sewer mains for proper construction according to State and City Regulations and Code.
 6. The Resource Protection Division staff shall have the authority to inspect the site to ensure that the approved recommendations are being strictly adhered to during and after construction of this project.

If you have any further questions, please call Kirk M. Nixon at (210) 233-3526.

PDSD – Traffic Impact Analysis & Streets Division approves with the following conditions:

This is a general review of a conceptual plan not an in-depth review of internal and external traffic flow, or streets and drainage plans. The internal street network shall be planned in order to provide safe and efficient movement of traffic to and from, within and past, the proposed development, while minimizing the impact to non-site trips. All technical requirements of the Unified Development Code will be complied with at the time of platting or permitting.

If you have any further questions, please call Nick Fernandez at 207-5507.

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. In addition, it is suggested to work closely with the school district, so they can plan accordingly. The validity for this project shall expire within twenty-four months from the date of acceptance in accordance with UDC §35-412(h)(1).

Should you need further assistance, please contact Richard Carrizales at (210) 207-8050.

Sincerely,



Fernando J. De León, P.E.
Assistant Director
Land Development Division
Planning and Development Services Department